

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: D. Casale & C Wallick/The Mozaic

Case #: 99-R-03

Date: October 14, 2003

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The owner has proposed access from City right of way found to be inadequate in terms of improved right-of-way definition in Section 47-20.5.B.2, Section 47-35 (Definitions), and Section 47-25.2 (Adequacy). Specifically the City shall require the addition of drainage facilities in the right-of-way to adequately drain the right of way frontage and support any discharges from site in excess of water quality volumes.
3. The architect shall indicate the power poles in the alley on rear of the property (reference survey) and indicate paving bricks only around them.
4. The engineer shall evaluate available space in the public right-of-way for drainage facilities (minimum 15-inch perforated piping, Type C catch basins and exfiltration trench per Engineering Department Specifications and Details). If adequate space is not available a drainage easement of ten (10) to fifteen (15) feet width shall be provided on site to install the system. This system shall be designed for connection and adequacy to convey or receive storm water to or from other existing drainage in the vicinity of the project by separate bonded engineering permit.

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5. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.
6. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
7. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
 - a. Paving, Grading, and Drainage (PGD) Plan(s),
 - b. Water and Sewer Plan(s)
 - c. Details and Specifications Plan(s) with City Standards, as applicable.
8. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, etc. which will result in the finished project (including right of way area per engineering department standard detail P2.1).
9. Indicate the five (5) foot wide sidewalk shown on Sheet TS-1 of 2 is to be constructed to the limits of the property.
10. Indicate how solid waste will be stored and picked up for these units.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: D. Casale & C Wallick/The
Mozaic

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Date: October 14, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC
4. (It is not certain if fire sprinkler systems are required? See 903.8.2 of the FBC.)

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: D. Casale & C Wallick/The
Mozaic

Case #: 99-R-03

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Comments:

1. No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: D. Casale & C Wallick/The Mozaic

Case #: 99-R-03

Date: October 14, 2003

Comments:

1. Verify that the site has the required 35% landscape area.
 - a. All Tree Preservation Ordinance requirements apply. Provide the calculations for the “equivalent replacement” for trees removed (above min. site Code requirements). If there trees which are good candidates for relocation, they should be relocated.
 - b. Provide a definitive street tree scheme for the 12th Ave. frontage.
 - c. Indicate any utilities that would affect proposed planting (both above ground and below) on the Landscape Plan.
2. Provide the sizes of the proposed trees and shrubs.
 - a. Final signoff plans to contain the name of, and be sealed by the Landscape Architect.

Recommendations:

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: D. Casale & C Wallick/The Mozaic

Case #: 99-R-03

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Site Plan Level III / 4 unit cluster development

Comments:

1. This is a new use and must comply with all current code requirements.
2. A separate application and fee are required for Planning and Zoning Board review.
3. Provide a point-by-point narrative of how this project complies with Sec 47-18.9, Cluster Homes. The project does not appear to comply with 47-18.9.C.4. c, d.ii,. This project must also comply with Sec 47-18.9.C.6.
4. Provide a maintenance agreement in accordance with Sec 47-18.9.C.10.
5. Label all roof heights for each unit on the elevation.
6. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
7. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures. Supply elevation drawings of the adjacent structures.
8. Provide a 5' sidewalk along each street frontage.
9. A street tree plan acceptable to the Landscape Rep. must be provided. Dimension the landscape islands.
10. Indicate the location of the trash receptacles.
11. Dimension to centerline of all adjacent streets.
12. The balconies may not encroach into the setback.
13. Additional comments may be forthcoming at the DRC meeting.

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Division:	Police	Member:	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	D. Casale & C Wallick/The Mozaic	Case #:	99-R-03
Date:	October 14, 2003		

Comments:

1. All glazing should be made of impact resistant material.
2. Each unit should be equipped with a perimeter alarm system that incorporates a glass-breaking sensor system.
3. Exterior lighting should provide illumination of the front entranceways.
4. Landscaping should not interfere with exterior illumination.

Recommendations

1. Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.

Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: D. Casale & C Wallick/The Mozaic

Case #: 99-R-03

Date: October 14, 2003

Comments:

1. Provide a narrative outlining how the proposed cluster dwellings comply with section 47-18.9 section by section.
2. Discuss alley reservation vacation requirements with the applicant and Engineering.
3. Indicate the location of all mechanical equipment on site plan pursuant to section 47-19.2.S.
4. Provide in the site information a data table indicating a minimum of 2,500 square feet of lot area per cluster dwelling.
5. Clearly define grade on the setback detail.
6. The terraces encroach into the required side setback above twenty-two (22) feet in height.
7. Pursuant to section 47-18.9.C.6 entrances shall be located on the front façade when facing a public street.
8. Pursuant to section 47-18.9.C.4.d.ii a minimum of twenty-five (25%) of the rear façade shall be setback an additional ten (10) feet from the rest of the rear façade. This setback shall be centered on the building and shall have a roofline a minimum five (5) feet lower than the highest adjacent roof. Dimension front and rear rooflines on elevation plans.
9. Additional comments may be discussed at the DRC meeting.